



The Department will continue to seek and welcome opinions, suggestions, and recommendations from our residents and other stakeholders on how to maximize our funding dollars and what "best practices" may be helpful in helping us to reach our goals.

Whereupon, the above-entitled matter was concluded at 8:17 p.m.

**Public Hearing for the
FY2008 Consolidated Annual Action Plan for the
District of Columbia**

**Wednesday, March 14, 2007
6:30 p.m.**

Mr. Robert Trent, Chief of Staff, at the Department of Housing and Community Development (DHCD), called the hearing to Order at 6:37 p.m. Mr. Trent stated that the hearing was to receive final comments on the District of Columbia's **Draft** Fiscal Year 2008 Consolidated Annual Action Plan. He then introduced DHCD managers in attendance:

- ☐ Vanessa Akins, Deputy Director for the Office of Strategy and Communications
- ☐ Jim Thackaberry, Interim Manager for the Development Finance Division
- ☐ Michelle Christopher, Compliance Officer
- ☐ Robert Mulderig, Deputy Director for Residential and Community Services

Mr. Trent went on to explain that the Department has conducted a series of these public hearings to afford residents and other DHCD stakeholders to voice their concerns and recommendations regarding the District's **Draft** Fiscal Year (FY) 2008 Consolidated Annual Action Plan. The feedback received during those hearings helped DHCD to craft the Annual Action Plan, which provides information on the Department's planned for FY2008.

Before calling the first witness, Mr. Trent provided an overview of the Department's mission, funding sources, and how those funds are used. First, the agency's mission is to be a catalyst in neighborhood revitalization, by strategically leveraging public funds with private and non-profit partners. This is done in order to: 1) preserve, rehabilitate, and promote the development of affordable housing; 2) to increase home ownership opportunities; and 3) support community and commercial initiatives that benefit low-to-moderate income households.

DHCD receives its funding from the U.S. Department of Housing and Urban Development (HUD) in the form of entitlement grants. These grants include: 1) the Community Development Block Grant, better known as CDBG; 2) the Home Investment Partnership Funds, better known as HOME; 3) the Emergency Shelter Grant, better known as the ESG grant; and 4) Housing Opportunities for Persons With AIDS (HOPWA). HOPWA funds pass through to the D.C. Department of Health's HIV/AIDS Administration to assist residents impacted by this devastating illness and ESG funds are used to help prevent homelessness in the District of Columbia.

In addition to these resources, we also receive local funds from the Housing Production Trust Fund (HPTF). This program is funded from Deed, recordation, and transfer taxes generated by home sales in the District of Columbia. These monies fund a variety of initiatives that expand the production and preservation of affordable housing in the District. The DHCD is not a market rate investor; however, we will participate in mixed-income communities to help ensure an inclusionary process in its development strategies.



The final draft of the FY2008 Consolidated Annual Action Plan will be submitted to the Mayor and the City Council for review and comment prior to submission to HUD for final approval. Your participation in this process is very important to us and we look forward to your participation.

George Rothman, MANNA.

- ❑ The Action Plan, as proposed by the Department, is well thought out and comprehensive and MANNA supports its overall objectives.
- ❑ From DHCD's "Anti-Poverty Strategy," MANNA would like the agency's support of "lifting families out of poverty and providing them with stable lodging and a means to build equity for the future." Providing opportunities for lower income D.C. residents to build assets and share in the City's prosperity is a primary and sustainable way to create a long-term healthy city, with a mix of incomes and diverse population.
- ❑ DHCD's commitment to fund tenant purchases is commendable and crucial. Without it, thousands of long-time, low-income residents would be displaced, and many of MANNA's projects would have become up-scale housing.
- ❑ Likes DHCD's commitment to "Continue to support...improving programs and processes to make project funding easier and faster" and appreciates DHCD's understanding of their needs.
- ❑ MANNA also supports DHCD's issuance of two RFPs per year and the "Home Again Initiative's" move into DHCD. This is appropriate to ensure its successful implementation because of its relationship to other DHCD programs.
- ❑ MANNA supports recapture provisions in general, as a fair way to fund the future of affordable housing. They also support short-term resale restrictions on affordable, single-family and multi-family ownership units, but nothing longer than Federal regulations require. Their concern is that some of the resale requirements already in effect do not ensure a fair return because they do not take into account interest rate changes and other uncontrollable variables; in addition, from their experience, sometimes proposed resale restrictions have been arbitrary.
- ❑ MANNA touts the excellence of DHCD's home ownership programs in other parts of country whenever the opportunity presents itself. The HPAP program remains a consistently effective and important tool to expand home ownership to low-income persons.

DHCD's Response:

Mr. Trent thanked Mr. Rothman for his testimony and expressed the Department's appreciation regarding MANNA's commendations on improvements the agency has implemented. The DHCD will continue to strive to improve its operations and looks forward to its continued partnership with MANNA to help improve the quality of life for the District's low-to-moderate income populations.

Registered witness Robert Pohlman, Executive Director of the Coalition for Non-Profit Housing Development had not arrived and Mr. Trent opened the hearing to anyone present that wished to present testimony.

Michael Watts, President and CEO of the Marshall Heights Community Development Organization.

- ❑ Marshall Heights is a non-profit community development corporation that has undertaken comprehensive community development activities in Ward 7 since 1979. Their goal is to *help grow Ward 7 into the District of Columbia's most welcoming, prospering, livable community for everyone*. MHCDO engages in housing and economic development activities and provides a variety of education, training, and assistance programs. Their success, in part, is due to the great relationship they have maintained with the Office of the Deputy Mayor for Economic Development and the Department of Housing and Community Development.
- ❑ MHCDO supports the Draft FY2008 Action Plan. The priorities identified by DHCD are consistent with the needs of the residents seeking affordable rental and purchasing opportunities. As DHCD receives comments on the proposed activities for the third year of the five-year action plan, this is a perfect opportunity to consider some mid-stream adjustments that may lead to more effective and meaningful service delivery:
 - 1) Home buyer counseling; and 2) Neighborhood Economic Revitalization.
- ❑ MHCDO provides a host of housing counseling services to a wide array of residents east of the Anacostia River, including but not limited to assistance with home buying challenges and credit and budget counseling, along with educational services, job training, and job referral. We have found that there is a need to initiate homebuyer



counseling earlier and in a more aggressive fashion than usually offered--just as yearly annual physicals serve as a preventive health care purpose, early homebuyer counseling can have the same impact. This becomes increasingly important as we strive to create more affordable home ownership opportunities. Designing homebuyer outreach and education services in conjunction with other services may allow us to enhance a resident's ability to purchase. Adding a financial literacy component to the job training programming in the District would be a major enhancement. Combining this effort with the District's summer youth program may plant a seed that removes many barriers to home purchases that are likely to develop once young people complete high school. In order to make sure that the stock of affordable housing is fully utilized, residents must be prepared for the purchasing process.

- ❑ DHCD should further consider additional funding for neighborhood revitalization. MHCDO applauds the great work that is underway to preserve, renovate, and develop new affordable housing units; however, these efforts must be balanced with preservation, renovation, and development efforts that improve the retail and neighborhood businesses in and around affordable housing clusters. It has been communicated repeatedly that there are over 100,000 residents east of the river but not one "white table cloth" restaurant; over 100,000 residents served by businesses with aged and worn façades and shopping centers that are not inviting and in some cases unsafe.
- ❑ DHCD alone certainly cannot correct the many issues that have left a void in viable retail and commercial opportunities in Wards 7 and 8, but the Action Plan can certainly be an impetus for improvement. More strategic recruitment of beneficial neighborhood and community serving businesses and retailers would include things such as health clubs for areas of the City that have some of the most severe health challenges.

DHCD's Response:

Marshall Heights was the first community development organization that came to DHCD several years ago requesting that our programs for business technical assistance and commercial corridor development be expanded to include a mix of businesses and services. MHCDO's current program with DHCD is one of the first that has emphasized using some of our funds to attract businesses that will enhance the quality of life in Wards 7 and 8 and the Department very much supports that.

The DHCD has expanded homeownership, homebuyer, and housing counseling over the past several years and that budget line has substantially increased. The agency understands that the need is extremely great and this year's Action Plan reflects that need; however, there is much to be done with dwindling funds, but DHCD will continue to try to expand counseling for all stages of housing situations, at all times.

With regarding to neighborhood revitalization, MHCDO successfully participated in DHCD's façade program, for two, large-scale projects, in close proximity to its headquarters. However, MHCDO's staff learned as DHCD did, that it is a very challenging program when rehabilitation is done on property that is not owned by the recipient of the loan. The Department is seeking additional projects given that the number of community organization vendors is fairly small. The Department plans to issue another Request for Proposals within the next six months and encourages MHCDO to participate. This is a very important project, which the agency would like to expand.

Ms. Akins wanted to explore MHCDO's initiative of working with young people to understand financial responsibility and requested to meet with Mr. Watts to discuss how to collaborate on this initiative.

Mr. Trent adjourned the hearing at 6:55 p.m.



Summary of Mailed/Hand-Delivered Testimony

Theresa E. Pinkard

- ❑ Ms. Pinkard is researching information on establishing a multi-faceted non-profit, with affordable housing in the program, along with accommodations for the homeless.
- ❑ Will consider rehab project to relocate home senior, the disabled and homeless, and pregnant women into permanent.
- ❑ Would like to construct generous-sized studios, with a full, private bath, full kitchen, living room/dining room, and a study/lobby nook. Murphy beds would be more practical and economical than day beds and associated accessories.
- ❑ Ms. Pinkard provided additional details on the types of projects she is interested in pursuing once her organization becomes operational.

Gail Chow, Housing Director for “Green Door”

- ❑ Thanked DHCD for financing Green Door’s projects and looks forward to continuing the partnership to increase housing opportunities.
- ❑ The need for affordable, permanent housing and services for low-income, disabled households continues to challenge the District of Columbia.
- ❑ Profiles indicate that a sizeable number of persons with disabilities are able to live in communities independently if affordable housing and support services are available. However, the lack of affordable housing has relegated many people with disabilities to shelter, expensive institutions, and other inappropriate living situations.
- ❑ Green Door strongly encourages DHCD to:
 1. Take an active role in coordinating with other District and federal agencies so that developers of supportive housing have access to operating, development, and support services financing, simultaneously. These are critical resources to ensure the success of assisting the lowest-income District residents to obtain affordable housing.
 2. Continue to streamline the underwriting process (i.e., meeting deadlines, etc.) to expedite the loan settlement process and providing customers with advance assistance to resolve underwriting concerns.
 3. Provide grants to projects as supportive housing when essential for the success of the project.

Robert Pohlman, Executive Director, Coalition for Nonprofit Housing & Economic Development

- ❑ Thanked DHCD for responding to some of its past recommendations, including a \$10 million set-aside for tenant purchase in FY2007; an increase in the tenant purchase technical assistance contract; and the commitment to hire additional staff to assist with tenant purchase financing.
- ❑ Appreciates DHCD’s ongoing cooperation in streamlining its underwriting process and commended the Department for its new, quarterly Housing Production Trust Fund (HPTF) report—a vast improvement over past quarterly reports.
- ❑ Provided comments on other areas for improvement:

Underwriting Policies and Practices

1. Irrespective of unforeseen challenges that may delay the underwriting process, the Coalition believes that having clearly defined, published underwriting principles and procedures that applicants can rely upon would help to reduce delays due to disagreements, changes in instructions, or simple miscommunications between the applicant and DHCD staff.
2. The Coalition would like to see a more proactive approach by the Department to ensure that deals are processed in a timely manner, and closer monitoring and supervision of staff assigned to processing financial applications. Given the timeline adopted by DHCD, top management should know the status of every deal that is going through the underwriting process.

Authority to Issue Grants and Defer Repayment of Loans

A recurring issue is the Department’s stance, based on advice from the Office of the Attorney General (OAG), that it cannot give grants from the HPTF, except where explicitly authorized by Trust Fund legislation. This interpretation has meant that HPTF dollars are virtually always a loan and no part of the financing can be a grant.



The Coalition has had discussions with DHCD senior management about modifying the legislation to permit grants. There have been enough instances where the interpretation of the law has caused unnecessary challenges with financing from the HPTF; and the time has come to change the Statute to remove this difficulty. The Coalition would like to work with DHCD and the OAG to accomplish this.

Enhancements to the Tenant Purchase Process

Attached to Mr. Pohlman's testimony is a two-page set of recommendations for improving the tenant purchase process that was submitted to DHCD's director last August. The Coalition is pleased that DHCD is working with them on these recommendations, and believes that completing the hiring process for two additional tenant purchase financing staff is of great urgency.

Strengthening "Home Again" Program

The Coalition is pleased that the "Home Again Initiative" is being transferred to DHCD to administer. In an attached copy of the Coalition's recommendations to then Mayor-Elect Fenty, the following were noted:

"A Home Again Initiative which produces at least 70% of units affordable to household at or below 80% area median income (AMI), with market rate unit production, as needed, to subsidize those affordable units.

To achieve this we recommend the following:

- ☐ *Award bonus points for nonprofit participation similar to that used in scoring DHCD RFP applications.*
- ☐ *Subsidize more affordability of Home Again units through reduced/waived acquisition costs. Ensure that additional subsidy is available for financially challenging projects. Allow market rate housing sales only when needed to subsidize affordable units, up to a maximum of 30% of all units sold.*
- ☐ *Restructure the program to ensure that all properties are free and clear of liens; issue more frequent RFPs; improve coordination with other city agencies such as DCRA, so that projects are expedited.*
- ☐ *Track and enforce performance standard for developers. Give more projects to high performing developers and enforce time limits. Penalize non-performance with the loss of qualification for future projects and/or the repossession and re-bidding of their properties.*

Appendix I HOPWA FY2008 Action Plan

DISTRICT OF COLUMBIA EMA

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

CONSOLIDATED PLAN
(Fiscal-Year 2008)
AND
FY2008 ANNUAL ACTION PLAN



**PREPARED BY THE D.C. DEPARTMENT OF HEALTH
HIV/AIDS ADMINISTRATION**

On behalf of the
Washington, D.C. Eligible Metropolitan Area (EMA):
District of Columbia, Suburban Maryland,
Suburban Virginia, and Suburban West Virginia





PART I. INTRODUCTION

A. Lead Agency and EMA Jurisdictions

DHCD is the HOPWA Formula Grantee for the Washington, DC Eligible Metropolitan Statistical Area (EMA). The District's, Department of Health, Administration for HIV Policy and Programs (AHPP) is the sub-recipient of the HOPWA funds received by the District. The regional HOPWA allocation is administered through and monitored by the D.C. Department of Health, HIV/AIDS Administration (HAA). Funds are distributed through HAA's various program.

HAA will provide sub-grants to Project Sponsors in the District of Columbia and Suburban Jurisdictions that, in turn, will sub-contract with local service providers. HAA sub-grant Project Sponsors include:

HAA sub-grant Project Sponsors include:

❑ Prince George County Department of Housing and Community Development (suburban Maryland)

The HOPWA Program in Suburban Maryland (P. G. County, Calvert & Charles) will play a vital role in assisting Marylanders who are challenged by HIV/AIDS. While expanding housing resources for this population, the Counties will also provide clients access to health-care and other services offered through the Ryan White Care Act and other programs. Suburban Maryland jurisdictions operate HOPWA programs in collaboration with the nonprofit organizations that help clients meet the daily needs for housing, mental health, substance abuse and other supportive services. Each HOPWA agency assists participants move toward self-sufficiency by providing referrals to job training and rehabilitation programs. All of the HOPWA agencies in Suburban Maryland participate in their respective County's *Continuum of Care* Plan. The priorities and allocations of the Suburban Maryland region correlate with those of the Washington, D.C. Eligible Metropolitan Area.

❑ Northern Virginia Regional Commission (NVRC)

The Suburban Virginia portion of the EMA will serve 16 counties and cities in rural and urban areas, and comprises two distinct service areas for HOPWA planning purposes. The Northern Virginia Regional Commission (NVRC) is the Project Sponsor on behalf of Suburban Virginia and will sub-grant HOPWA funds to county housing agencies and non-profit organizations throughout the Suburban Virginia region on behalf of the District of Columbia grantee.

The *Northern Virginia* service area of Suburban Virginia includes Arlington, Fairfax, Loudoun and Prince William counties, and the cities of Alexandria, Falls Church, Manassas, Manassas Park, and Fairfax. The *Northwest Virginia* service area includes the City of Fredericksburg, and Clarke, Fauquier, King George, Spotsylvania, Stafford, and Warren counties. Over 2,300 persons are currently living with AIDS in Suburban Virginia.



The cities of Alexandria and Fredericksburg and the counties of Arlington, Fairfax, and Prince William are HUD Entitlement Jurisdictions, and as such engage in their own Consolidated Planning Process. Loudon County conducts its own Modified Consolidated Planning Process. All other jurisdictions in Suburban Virginia jurisdiction are included in the Consolidated Planning process for the Commonwealth of Virginia.

❑ **West Virginia AIDS Network of the Tri-State Area**

The AIDS Network of the Tri-State Area (ANTS) is the administrative agent for the Ryan White Title I and HOPWA funding for the West Virginia jurisdiction of the Washington DC EMA. ANTS provides HOPWA services for Jefferson County. In the West Virginia's Statewide Coordinated Statement of Need, current and emerging needs in housing were identified as increasing the availability of safe and affordable assisted living housing, permanent housing and public housing for all Persons Living With HIV/AIDS (PLWHAs) and their families. The housing should offer support services to those PLWHAs who have been multiply diagnosed and have substance abuse or mental health issues. Barriers and gaps to these services were identified as situations unique to the geography of the state of West Virginia, such as a lack of transportation infrastructure, and the lack of housing with support services. Support services needed in the state of West Virginia were identified as better access to medical care, mental health care and entitlement programs. The barriers to access are the lack of a transportation infrastructure. West Virginia is presently experiencing a medical crisis, which includes rising medical malpractice insurance rates and qualified medical personnel leaving the state. This crisis has also prevented the state from attracting qualified medical personnel to care for those infected with HIV.

These three (3) sub-grant project sponsors are responsible for their counties and jurisdictions.



Map of the Washington D. C. Eligible Metropolitan Statistical Area (EMSA)

District of Columbia

Suburban Maryland

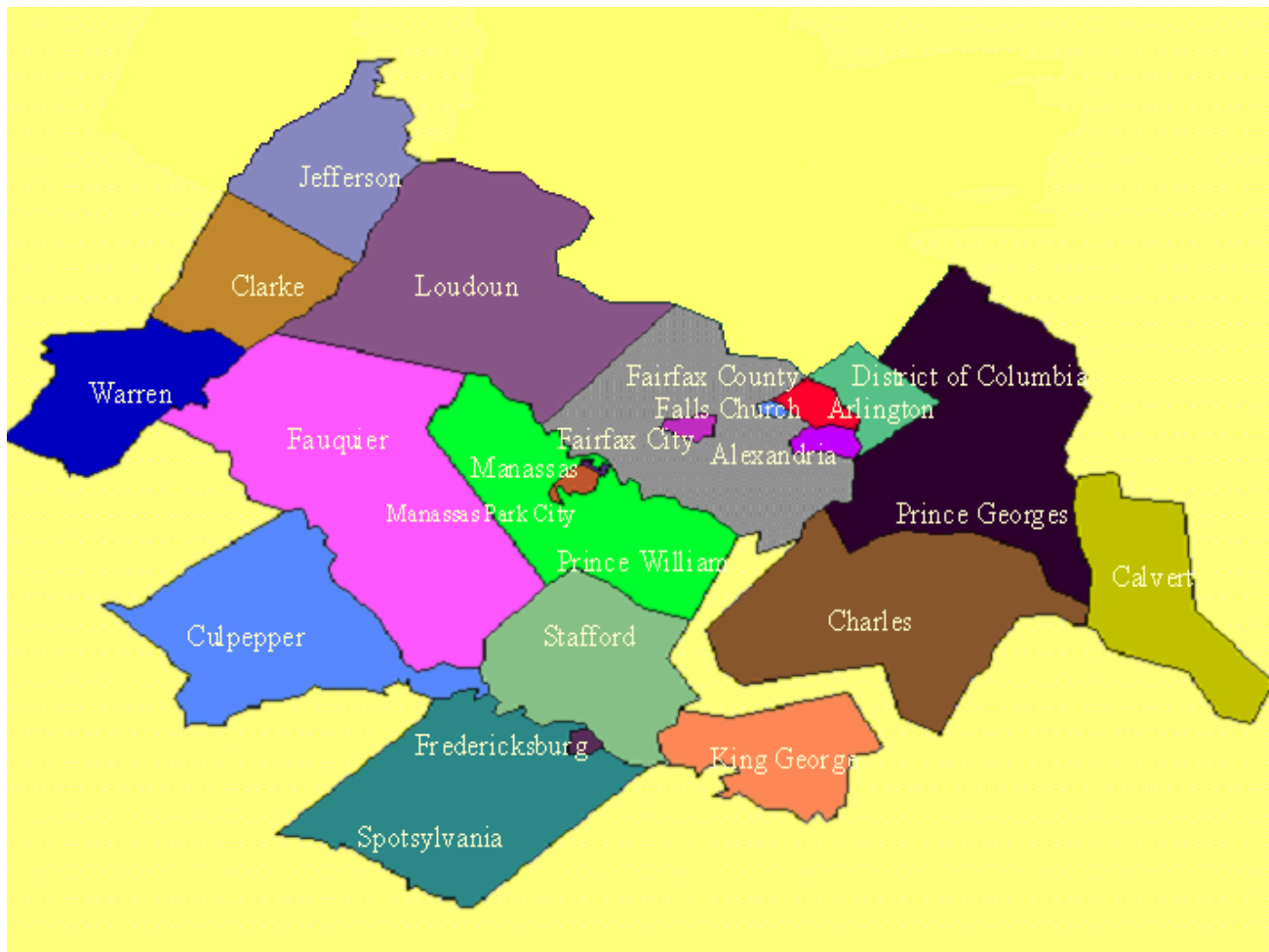
Calvert County
Charles County
Prince Georges County

West Virginia

Jefferson County

Virginia

Alexandria City	Manassas City
Arlington County	Manassas Park City
Clarke County	Prince William County
Culpepper County	Spotsylvania County
Fairfax City	Stafford County
Fairfax County	Warren County
Falls Church City	
Fauquier County	
Fredricksburg City	
King George County	
Loudoun County	





PART II. SUPPORTIVE SERVICES

The Washington, DC EMSA will address the needs of Persons living with HIV/AIDS (PWA's) who are not homeless, but required supportive services by continuing to implement the following services:

Home Purchase Readiness Empowerment Program (Home PREP)

Housing Counseling Services will offer homebuyer education classes that will cover budgeting; maintaining a good credit rating; the basics of the home buying process; how to obtain financing; and saving for a down payment. The goal is to work with an organization to address the housing needs of low- to moderate-income PWAs and their families, with the main objectives of financial security and dignity.

Housing Case Management

Provision of specific housing related case management services to PWAs receiving housing assistance (HOPWA) to facilitate the transition to permanent housing within a three (3) year time frame where possible. These services include, but are not limited to:

1. Ensure housing assessments are completed for all PWAs residing in HOPWA or S+C funded housing. The assessment at minimum shall include:
 - a. Client's appropriate housing type;
 - b. Current and potential income;
 - c. Credit and rental histories;
 - d. Health status;
 - e. Substance abuse and mental health history; and
 - f. Familial, social and community support; and any other factors needs consideration or disqualifier from certain types of housing assistance in the community.
2. Conduct monthly home visits and inspections.
3. Submit monthly home visit reports to the Housing provider and Gatekeeper.
4. Develop an integrated service plan including housing goals and objectives in collaboration with the primary case manager and client.
5. Conduct reassessment of client's housing needs every 6 months.
6. Conduct housing plan updates every 6 months.
7. Housing case manager must meet with the primary case manager monthly and document in client's file.

Job Readiness

HAA has identified two (2) qualified providers to design/administer a Job Readiness Initiative to HAA funded housing program clients. The purpose of the program is to increase access to existing District, Federal, and private sector job training and placement programs. In addition to improving linkage to existing job training and placement programs, this program will provide career planning, resume writing, interview preparation, and post-employment placement support.

The job readiness services include, but are not limited to:



1. establishing linkages with existing local and federal job training and placement programs;
2. establishing MOUs with the Gatekeeper and HAA funded housing providers for referrals;
3. developing or utilizing the Gatekeeper Individual Service Plan for employment objectives;
4. responsibility for the following components: job readiness, job training, placement, transportation stipends, childcare, and clothing referrals /clothing vouchers (the individualized plan for employment will include employment outcomes, needed vocational rehabilitation services and referral to providers of employment services);
5. conducting a survey and needs assessment of job training and placement service needs to persons with HIV/AIDS;
6. providing for a third party evaluation of the program; and
7. developing outcome measures to indicate the success of the program in serving the PWA target population in linkages to job readiness, training, and eventually job placement.

Re-Entry PWA Job Training

Stable housing promotes improved health status, sobriety or the decreased substance abuse, and the ability for some persons with HIV/AIDS to undertake productive work activities. Even though stable housing is a necessary link to supportive services, PWAs must also be provided the opportunity to quickly enter, or re-enter, the job market and earn higher salaries and better benefits than would otherwise be possible.

The number of "engageable" Re-entry PWAs is increasing and many of those generally have lower educational levels, less work experience and a higher degree of physical and mental health problems than those who have become employed. The HIV/AIDS Administration's plan provides Re-entry PWAs to be assessed and an employability plan to be prepared based on the outcome of the assessment with appropriate job training assignment.

Assessments will be comprehensive and performed by trained professionals. Those who perform the assessments will be provided with a model assessment tool that helps Re-entry PWAs residing in emergency and/or transitional housing to identify their skills, aptitudes and personality type and also be required to screen, identify, and address the following needs: mental health services, substance abuse & medical treatment, domestic violence services, education/ training, English as a second language classes, transportation, child care, cultural concerns and housing assistance. Because the quality of assessments is the key first step to moving recipients onto a path to a job, persons who perform assessments will also receive specialized training to help them to identify less obvious barriers not directly disclosed by the recipient.

The provider will further demonstrate the ability and capacity, to provide the target population with specific disciplines for job training.

Multi-Service Day Treatment

HAA will continue to fund Multi-Service Day Treatment Services to provide PWAs linkages to health care, housing, intensive case management services, and improved self-sufficiency and stabilization.



PART III. METHOD OF SELECTING SPONORS

In the District of Columbia, project sponsors are selected through a competitive Request for Application (RFA) process. This is to ensure that a fair and equitable process continues. It is the intent of HAA to continue funding for existing HOPWA tenant-based rental assistance.

In order to facilitate the management and delivery of the HOPWA program, the grant monitors in the Grants and Contract Management Division at HAA provide monitoring of HOPWA programs in the District of Columbia. Two HIV/AIDS Housing Program Specialists in the Health and Support Services Division provide programmatic oversight for all HOPWA providers in the District of Columbia and the jurisdictions. Project Monitors conduct monthly reviews and desk audits of all source documentation submitted and monthly reimbursement requests. In addition, monitors and program staff conduct regular onsite visits to assess the implementation of programs.

In the District of Columbia, the geographical distribution of funding priorities is performed after a detailed analysis of epidemiological data has taken place including a thorough review of AIDS incidence data. Once a specific area is identified as a "priority point" in terms of need and lack of availability of community or governmental resources, every effort is made to allocate additional resources intended to address those identified needs. For example; although we have identified African American women of child-bearing age with and without children as a group in continuous need of prioritization, after recent analysis we have been able to establish wards 7 and 8 (both east of the Anacostia river) as an investment priority.

Additionally, by use priority, HOPWA funds: 1) rental assistance through qualified HIV/AIDS service agencies, 2) supportive housing for low-income HIV-infected and affected individuals and families in need of emergency or permanent housing, 3) housing information, resource identification, and outreach programs, and 4) other existing support service facilities that enhance the quality of life for persons infected and affected by HIV/AIDS.

The actual process of awarding and distributing of HOPWA funding in the District of Columbia is done through a legally sanctioned and overseen competitive grant application process. Once the determination is made of the amount of available funds as well as priority areas and services, notice is published in legal registers as well as community based media outlets. a pre-application conference takes place in order to clarify and facilitate the application process as well as to encourage the participation of previously unfunded CBO's. Once the 30 to 60 day application process is completed, the resulting applications are collected and submitted to an impartial panel of experts that read, analyze and rate them. Incomplete as well as late applications are not forwarded to the review panel. A final award recommendation report is prepared, signed and forwarded to the District of Columbia Department of Health (DOH), HIV/AIDS Administration (HAA) including scoring sheets, applications and any other materials used in the process. A DOH Director of Grants and Contracts Management proceeds to certify the results of the process and forwards that certification to HAA.

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the jurisdictions. Project Monitors conduct monthly reviews and desk audits of all source documentation submitted and monthly reimbursement requests. In addition, monitors and program staff conduct regular onsite visits to assess the implementation of programs.

For FY2008, HAA has identified the following indicators to be monitored:

- Identifying and tracking programs and project results;
- Assessing the performance of sub-contractors through site visits;
- Ensuring timely expenditure of funds;
- Documenting compliance with program rules;
- Prevention of fraud and abuse; and
- Identification of innovative tools and techniques that support program goal.


PART IV. FY2008 ANNUAL GOALS

HOPWA Performance Charts 1 (planned goal) and 2 (actual)		Outputs Households				Funding		
		HOPWA Assistance		Non-HOPWA				
		a.	b.	c.	d.	e.	f.	g.
		Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA
1.	Tenant-based Rental Assistance	780						
2.	Units in facilities supported with operating costs: <u>Number of households supported</u>	258						
3.	Units in facilities developed with capital funds and placed in service during the program year: <u>Number of households supported</u>	0						
4.	Short-term Rent, Mortgage and Utility payments	495						
	Housing Development (Construction and Stewardship of facility based housing)	Output Units						
5.	Units in facilities being developed with capital funding but not yet opened (show units of housing planned)							
6.	Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to 3- or 10- year use agreements							
7.	Adjustment to eliminate duplication (i.e., moving between types of housing)							
	Total unduplicated number of households/units of housing assisted							
	Supportive Services	Output Households						
8.	i) Supportive Services in conjunction with <u>HOPWA</u> housing activities ¹	1795						
	ii) Supportive Services <u>NOT</u> in conjunction with <u>HOPWA</u> housing activities ²							
9.	Adjustment to eliminate duplication							
	Total Supportive Services	1795						
	Housing Placement Assistance³							
10.	Housing Information Services	1850						
11.	Permanent Housing Placement Services	120						
	Total Housing Placement Assistance	1970						
	Housing Development, Administration, and Management Services							
12.	Resource Identification to establish, coordinate and develop housing assistance resources							
13.	Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)							
14.	Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)							
	Total costs for program year							



PART V. ASSESSMENT

Existing Housing Resources – EMSA

The following housing resources will be utilized to provide opportunities for those living with HIV/AIDS throughout the region. Additional resources will be sought or developed during the FY07 period.

Tenant Based Rental Assistance Program

- ☐ Building Futures
- ☐ Community Family Life Services
- ☐ DC CARE Consortium
- ☐ EFFORTS
- ☐ Greater Washington Urban League
- ☐ Homes for Hope
- ☐ La Clinica del Pueblo
- ☐ Our Children
- ☐ Perry School Community Service Center
- ☐ Terrific, Inc.

Facility Based-Housing w/Supportive Services

- ☐ Coates and Lane
- ☐ Damien Ministries
- ☐ EFFORTS
- ☐ Hill's Residential Community
- ☐ Joseph's House
- ☐ Learn and Urn
- ☐ Miriam's House
- ☐ RIGHT, Inc.
- ☐ Transgender Health Empowerment

Facility Based Emergency Housing w/Supportive Services

- ☐ Miracle Hands
- ☐ RAP, Inc.
- ☐ Our Place, Inc.

Multi-Service Day Treatment Program

- ☐ Miracle Hands

In Suburban Maryland, the following are HOPWA community partners:

- ☐ Prince George's County Housing Authority
- ☐ Southern Maryland Tri-County Action Committee.

In Suburban Virginia, the following are HOPWA community partners:

- ☐ Northern Virginia Regional Commission (NVRC)
- ☐ Arlington Partnership for Affordable Housing;



- ❑ Birmingham Greene;
- ❑ Fairfax-Falls Church CSB;
- ❑ Homestretch;
- ❑ RPJ Housing Development Corporation,
- ❑ Wesley Housing Development Corporation.

In West Virginia, the following are HOPWA community partners:

- ❑ Community Networks (member of WV Coalition for People with HIV/AIDS)

Strategies and Objectives EMSA

To meet its needs to serve Persons with HIV/AIDS, the EMSA will employ the following strategies:

- ❑ Continued implementation and review of the EMSA's Strategic Spending Plan 2006 – 2010;
- ❑ Establish a diversified housing continuum of care through program development and access to non-AIDS specific housing resources;
- ❑ Increase participation, collaboration and leveraging with Ryan White, local DHCD Block Grant, mental health, and substance abuse programs;
- ❑ Improved reporting and client tracking;
- ❑ Empower clients toward self sufficiency through vocational, home ownership and/or other rehabilitation;
- ❑ Provide housing information and referral;
- ❑ Direct all major rehabilitation, repair and acquisition projects to target local CDBG, HOME and ESG grants for funding. For year 16, HOPWA funding will be used on a small scale and/or as the funding of last resort for rehabilitation, repair and acquisition projects;
- ❑ Establish housing plans and method to transition clients who are willing and able off assisted housing subsidies within a 30-month period;
- ❑ Establish select housing demonstration programs for targeted groups such as women;
- ❑ Develop Strategic Housing Plan for DC EMSA;
- ❑ Provide housing mediation services for tenants and landlords; and
- ❑ Provide HUD Quality Standard Inspections and Environmental Reviews for tenants.



PART VI. JURISDICTIONAL PRIORITIES AND PLANS

DC Priorities –FY2008

The District of Columbia utilizes its HOPWA funds to support emergency housing, supportive housing, permanent housing, housing for recovering substance abusers, re-entry inmates, short-term utility, rent, and mortgage assistance, and tenant-based rental assistance. Additionally, HOPWA funds are distributed for supportive services such as job/empowerment training, multi-service day treatment services, housing information resource and referral, and building the capacity of housing providers.

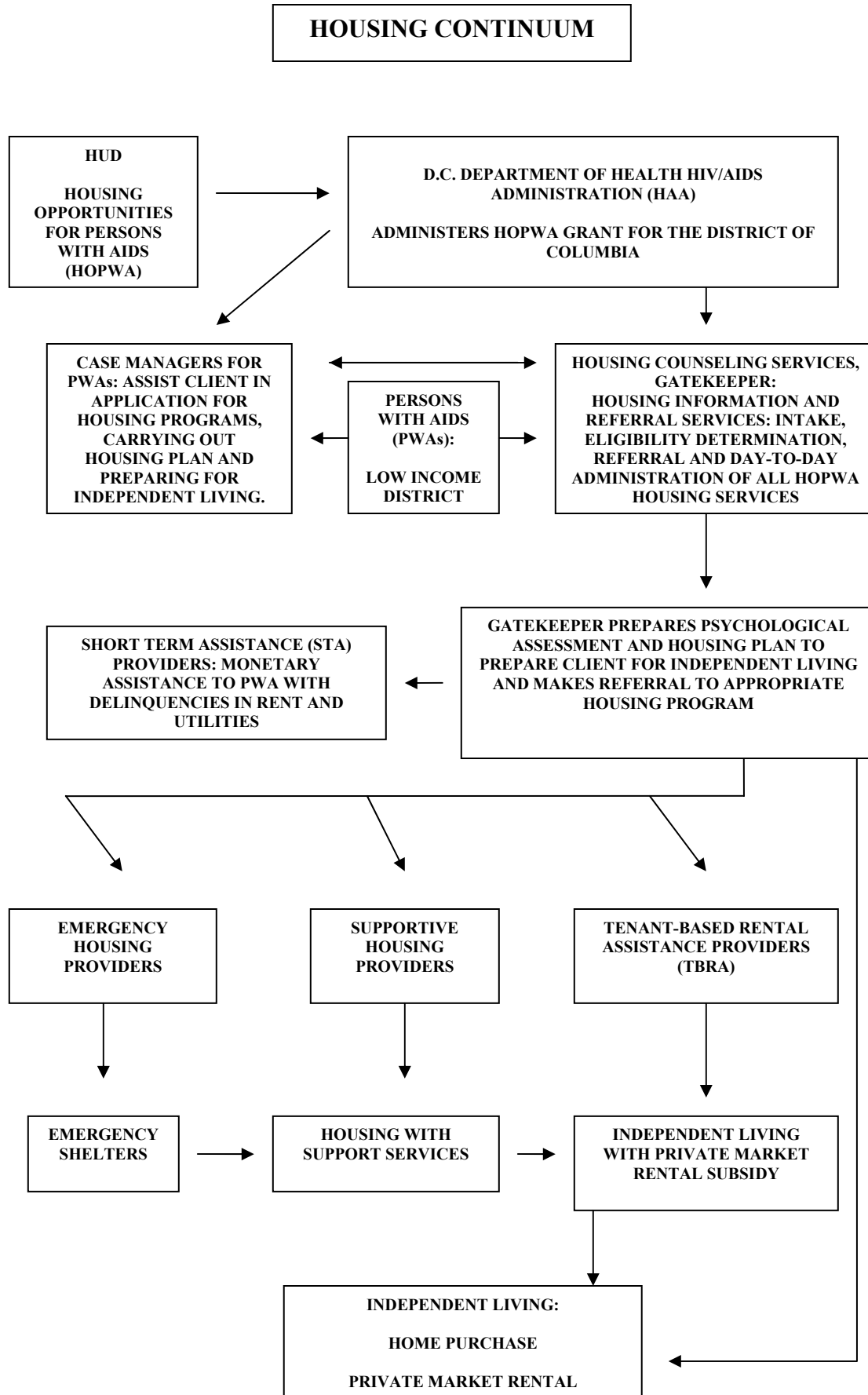
The HOPWA eligible activities funded in the District of Columbia Action Plan Table will maintain and support the existing diverse housing continuum.

During FY2008, HAA District of Columbia priorities are to:

- ❑ Decrease the current waiting list for TBRA and Supportive Housing;
- ❑ Continue to provide opportunities to empower clients to self sufficiency;
- ❑ Provide housing information and referral;
- ❑ Develop and implement standardized program policies; and
- ❑ Ensure quality-housing options.

Leveraging with non-HOPWA Housing

A myriad of services are provided by local government community-based organizations, including traditional human services as well as those funded specifically for PWAs through Titles I, II, III, and IV of the Ryan White CARE Act. Some HIV/AIDS clients are also served through local and state government housing programs, including real estate tax relief, local rental assistance programs, rehabilitation, and local housing trust funds, tax credit funding streams, and the like. Section 8, Section 811, and public housing are also used by PWAs residing in Suburban Virginia.





HOPWA ACTION PLAN 2008

